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4 Attorney for Debtor-In-Possession,  
5 PSG MORTGAGE LENDING CORP., a Delaware  
Corporation  
6

7 UNITED STATES BANKRUPTCY COURT  
8 NORTHERN DISTRICT OF CALIFORNIA  
9 SAN FRANCISCO DIVISION

10 In re )  
11 PSG MORTGAGE LENDING CORP., a Delaware )  
Corporation, )  
12 Debtor and Debtor-In-Possession. )

Case No. 21-30592-DM

Chapter 11

**EXHIBIT D (RESUBMITTED) IN RE:  
DECLARATION OF PHILIP FUSCO IN  
SUPPORT OF AMENDED MOTION TO  
SELL REAL PROPERTY AND TO: (1)  
SELL REAL PROPERTY FREE AND  
CLEAR OF LIENS AND INTERESTS;  
AND (2) PAY REAL ESTATE  
COMMISSION, DEED OF TRUST AND  
STANDARD CLOSING COSTS OUT OF  
ESCROW**

Date: April 22, 2022  
Time: 10:30 a.m.  
Place: VIA ZOOM/AT&T TELE  
Courtroom 17  
U.S. Bankruptcy Court  
450 Golden Gate Avenue  
San Francisco, CA 94102

21  
22 COMES NOW Debtor PSG MORTGAGE LENDING CORP., a Delaware  
23 Corporation (the "Debtor"), which re-submits a full copy of Exhibit D attached to the  
24 "DECLARATION OF PHILIP FUSCO IN SUPPORT OF AMENDED MOTION TO SELL  
25 REAL PROPERTY AND TO: (1) SELL REAL PROPERTY FREE AND CLEAR OF LIENS  
26 AND INTERESTS; AND (2) PAY REAL ESTATE COMMISSION, DEED OF TRUST AND  
27 STANDARD CLOSING COSTS OUT OF ESCROW" filed with this Court on March 9, 2022  
28

1 (Doc # 119), the first page of which was inadvertently omitted from the original filing.

2 Dated: March 31, 2022

Respectfully submitted,  
LAW OFFICE OF JULIAN BACH

3  
4 By: \_\_\_\_\_

JULIAN BACH, ESQ.

Attorney for Debtor

PSG MORTGAGE LENDING CORP., a  
Delaware Corporation

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**EXHIBIT D**

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
RESIDENTIAL DIVISION



RECORDING REQUESTED BY:

City and County of San Francisco  
Joaquín Torres, Assessor-Recorder

MAIL TAX STATEMENTS AND  
WHEN RECORDED MAIL TO:

Doc #	2021136349	Fees	\$17.00
8/25/2021	1:34:07 PM	Taxes	\$0.00
DS	Electronic	Other	\$0.00
Pages	2	Title	001
Customer	9013	SB2 Fees	\$75.00
		Paid	\$92.00

PSG Capital Partners, Inc.  
16441 Scientific Way, Suite 250  
Irvine, CA 92618

Order No.:  
Escrow No.:

APN: 1307-001S

Undersigned Grantor Declares:

Lot 0015 Block 1307

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## CORPORATION GRANT DEED

The grantors and grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R&T 11925(d)

DOCUMENTARY TRANSFER TAX IS \$0.00 Exempt

\_\_\_ Computed on full value of property conveyed, or

\_\_\_ Computed on full value less liens and encumbrances remaining at time of sale.

\_\_\_ Unincorporated area \_\_\_X\_\_\_ City of San Francisco, CA

For valuable consideration, receipt of which is hereby acknowledged, PSG Capital Partners, Inc.

a corporation organized under the laws of the State of California hereby GRANTS to PSG Mortgage Lending Corp, a Delaware Corporation

the real property situated in the County of San Francisco, State of California, more particularly described as follows:

Property address known as: 224 Seacliff Ave., San Francisco

See Exhibit "A" attached hereto and made a part hereof

Dated: 08/20/2021

PSG CAPITAL PARTNERS, INC.

THIS INSTRUMENT FILED FOR RECORD BY  
FIRST AMERICAN TITLE INSURANCE CO.  
AS AN ACCOMMODATION ONLY. IT HAS NOT  
BEEN EXAMINED AS TO ITS EXECUTION OR  
AS TO ITS EFFECT UPON THE TITLE

By

*Philip Fusco*  
CEO Philip Fusco

Its

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF

Orange

} ss.

On August 20, 2021 before me, Alicia Yong, Notary Public, personally appeared Philip Fusco

who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

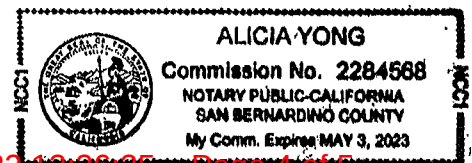
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*Alicia Yong*

MAIL TAX STATEMENTS AS DIRECTED ABOVE



**EXHIBIT A**  
**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of SAN FRANCISCO, State of CALIFORNIA, and is described as follows:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SEA CLIFF AVENUE, DISTANT THEREON 74.302 FEET WESTERLY FROM THE SOUTHWESTERLY CORNER OF LOT NO. 76 OF SUBDIVISION NO. 1 OF SEA CLIFF, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED APRIL 1, 1913, IN BOOK "G" OF MAPS, PAGES 98 AND 99, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA; RUNNING THENCE WESTERLY ALONG THE SAID LINE OF SEA CLIFF AVENUE 54.493 FEET; THENCE NORTH 3° 23' WEST 132.071 FEET; THENCE NORTH 88° EAST 29.011 FEET; THENCE NORTH 4° 30' 29" EAST 42.240 FEET TO A LINE ORDINARY HIGH TIDE OF THE WATERS OF THE PACIFIC OCEAN; THENCE NORTH 64° 48' 40" EAST ALONG SAID LINE OF ORDINARY HIGH TIDE 21.122 FEET; THENCE SOUTH 3° 23' EAST 178.127 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel Number: 1307-0015